Karen Johnson Davidson County
Batch# 843144 DEEDWARR
04/20/2022 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20220420-0045771

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2055

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2026

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed & sworn to before me, this 13th day of April, 2022

Notary Public

My Commission Expires: _____

Property Address: 1632 Highwater Drive, Antioch, TN 37013 **Map/Parcel Number:** 164 07 0A 157.00	**Name & Address of New Owner** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743	**Send Tax Bills To:** TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP 9200 E Hampton Drive, Capitol Heights, MD 20743

Effective as of **13th day of April, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Tamika Watts, and Trancis Starnes, as single persons or joined by their respective spouses, if married,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 170, Section Two, Harvest Grove, formerly "Tillman Property", as shown on plan of record in Instrument Number 20140529-0046065, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Tamika Watts, A Single Person and Trancis A. Starnes, A Single Person, by Warranty Deed from Ole South Properties, Inc., A Tennessee Corporation, of record in Instrument No. 20150605-0052774, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 05, 2015.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's

Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Antioch** , Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand on this 13th day of April 2022

GRANTOR:

Tamika Watts

Tamika Watts

Trancis Starnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of April, 2022, before me personally appeared Tamika Watts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2022.

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Katelynn King

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of April, 2022, before me personally appeared Trancis Starnes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of April, 2022.

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Katelyn Z.

Notary Signature

My commission expires:

Certificate of Authenticity

I, Katelynn King, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 13, 2022.

Date

Katelynn King
Affiant Signature

April 13, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13TH day of APRIL, 2022.

Kristen Gevinski
Notary's Signature

My Commission Expires: 10/26/25
Date

Notary's Seal (if on paper)

